

# TOUSLEY TOWNHOMES PUD

(AMENDING LOT 3, TOUSLEY SUBDIVISION)

## TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT \_\_\_\_\_ IS/ARE THE TRUSTEE(S) OF THE \_\_\_\_\_ TRUST DATED \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND ACKNOWLEDGED TO ME THAT THE TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
County of \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

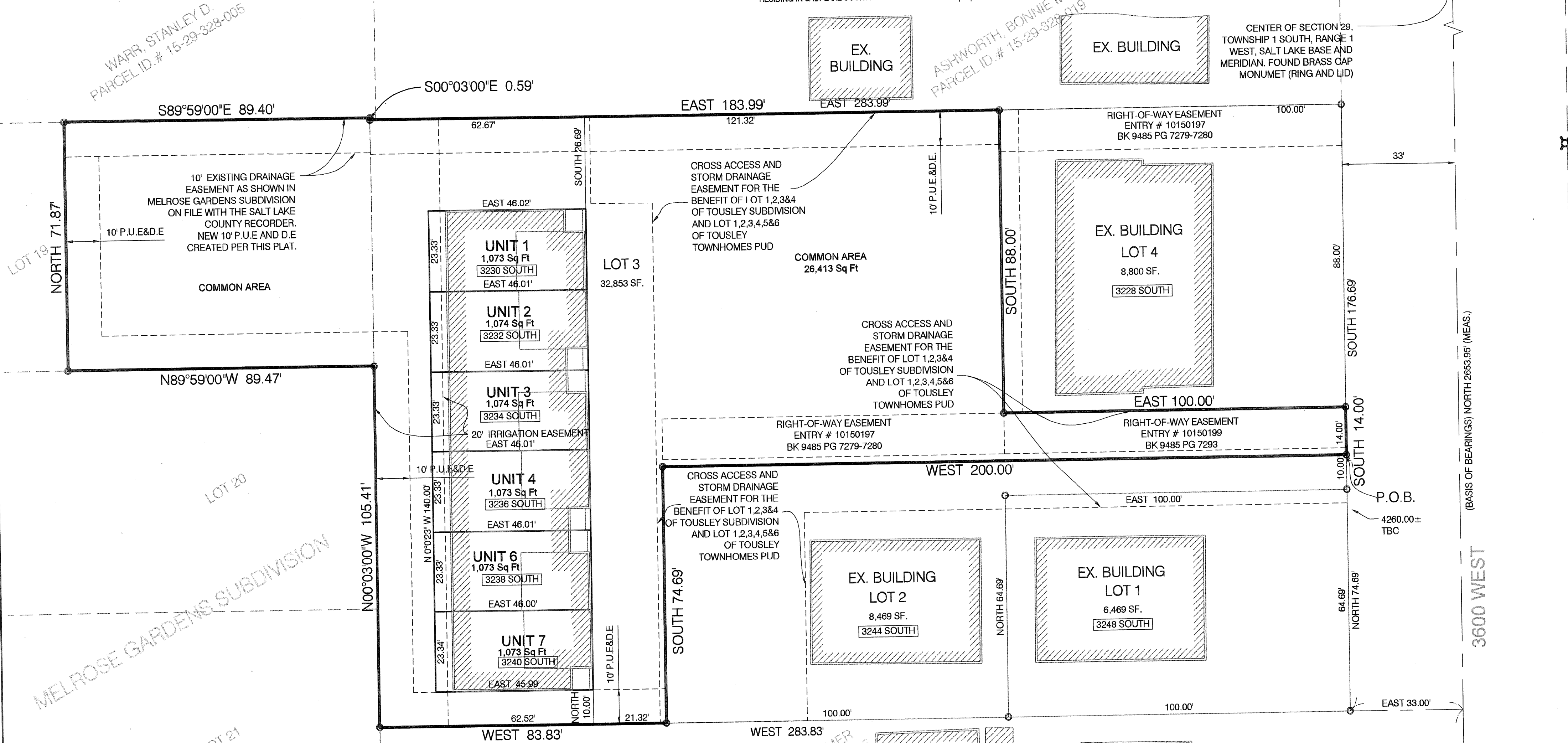
NOTARY PUBLIC

## TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT \_\_\_\_\_ IS/ARE THE TRUSTEE(S) OF THE \_\_\_\_\_ TRUST DATED \_\_\_\_\_ AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND ACKNOWLEDGED TO ME THAT THE TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY



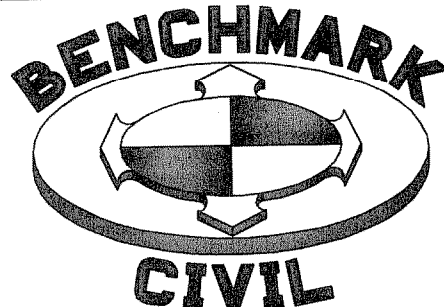
### NOTES:

1. OFFSET PINS TO BE PLACED IN THE BACK OF CURB AND 5/8" X 24" REBAR WITH NUMBERED SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. NAIL AND WASHER TO BE REPLACED AT LOT CORNERS WHICH FALL UPON ASPHALT OR CONCRETE SURFACES.
2. A PRIVATE STORM DRAINAGE WATER, AND SEWER EASEMENT IS HEREBY GRANTED TO OWNERS OF LOTS 1, 2, 3, 4, 5 & 6 FOR ACCESS ACROSS EACH LOT INCLUDING LOT ATO CLEAN AND MAINTAIN STORM DRAIN FACILITIES WHICH CROSS EACH LOT AND AS PER RECORDED PLAT OF TOUSLEY SUBDIVISION.
3. EROSION CONTROL MUST BE PRACTICED DURING ALL PHASES OF CONSTRUCTION.
4. A CROSS ACCESS EASEMENT IS HEREBY GRANTED TO OWNERS OF LOTS 1, 2, 3, 4, 5 & 6 LOT A FOR ACCESS AND PARKING ACROSS EACH LOT OVER FUTURE PAVED AREAS FOR FUTURE PLANS TO BE SUBMITTED AND APPROVED BY WEST VALLEY CITY AS PER RECORDED PLAT OF TOUSLEY SUBDIVISION.

### LEGEND

- EXISTING FIRE HYDRANT
- SECTION CORNER MONUMENT
- SUBDIVISION BOUNDARY CORNER (SET 5/8" X 24" BAR W/ CAP BENCHMARK ENG)
- BOUNDARY LINE
- PUE & DE EASEMENT LINE
- PUE & DE

PREPARED BY:



**BENCHMARK  
ENGINEERING &  
LAND SURVEYING**  
9130 SOUTH STATE STREET SUITE # 100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

WEST VALLEY CITY PLANNING COMMISSION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY THE WEST VALLEY CITY PLANNING COMMISSION.

DATE \_\_\_\_\_ CHAIRMAN, WEST VALLEY CITY PLANNING COMM.

SALT LAKE VALLEY HEALTH DEPT.

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

DIRECTOR, SALT LAKE VALLEY HEALTH DEPT.

GRANGER HUNTER IMPROVEMENT DISTRICT

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

GENERAL MANAGER OF GRANGER HUNTER IMPROVEMENT DISTRICT

WEST VALLEY CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

WEST VALLEY CITY ATTORNEY

WEST VALLEY CITY COUNCIL

PRESENTED TO THE WEST VALLEY CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: CITY RECORDER \_\_\_\_\_ WEST VALLEY CITY MANAGER \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, DALE K. BENNETT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 103381, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND EASEMENTS HEREAFTER TO BE KNOWN AS:

## TOUSLEY TOWNHOMES PUD

(AMENDING LOT 3, TOUSLEY SUBDIVISION)

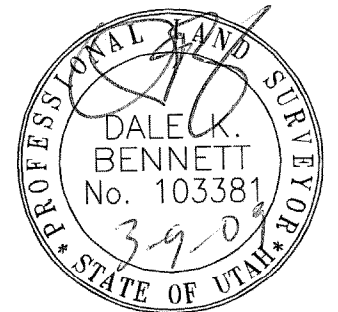
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

## BOUNDARY DESCRIPTION

LOT 3, TOUSLEY SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WEST VALLEY CITY, UTAH, COMPRISING OF FIVE (5) PARCELS OF LAND AS SHOWN IN THAT LOT LINE ADJUSTMENT SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING, 1) THAT CERTAIN WARRANTY DEED DATED APRIL 29, 2003 AS ENTRY 8632125 IN BOOK 8787 IN PAGE 8740-8741, 2) THAT CERTAIN WARRANTY DEED DATED JUNE 29, 2007 AS ENTRY 10150199 IN BOOK 9485 AT PAGE 7292-7293, 3) PARCELS 1 & 2 IN THAT CERTAIN WARRANTY DEED DATED JUNE 29, 2007 AS ENTRY 10150197 IN BOOK 9485 AT PAGE 7279-7280, BASIS OF BEARINGS BEING DUE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION BETWEEN THE MONUMENTS FOUND MARKING THE SOUTHWEST QUARTER AND THE CENTER OF SAID SECTION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 3600 WEST STREET (33-FOOT HALF WIDTH) SAID POINT BEING NORTH 1687.81 FEET ALONG SAID QUARTER SECTION AND WEST 33.00 FEET AND NORTH 74.69 FEET FROM THE SOUTH QUARTER OF SAID SECTION, AND RUNNING WEST 200.00 FEET; THENCE SOUTH 74.69 FEET; THENCE WEST 83.83 FEET TO THE EASTERLY LINE OF MELROSE GARDENS SUBDIVISION ON FILE WITH THE SALT LAKE COUNTY RECORDER; THENCE NORTH 00°03'00" WEST 105.41 FEET ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF LOT 19 OF SAID SUBDIVISION; THENCE NORTH 89°59'00" WEST 89.46 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 19; THENCE NORTH 71.87 FEET ALONG SAID LOT LINE ADJUSTMENT TO THE NORTHERLY LINE OF SAID LOT 19; THENCE SOUTH 88°59'00" EAST 89.40 FEET ALONG SAID NORTHERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 00°03'00" EAST 0.59 FEET ALONG SAID EASTERLY LINE OF SAID SUBDIVISION; THENCE EAST 183.99 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, TOUSLEY SUBDIVISION; THENCE SOUTH ALONG THE LOT LINE 88.00 FEET TO THE SOUTHWEST CORNER OF LOT 3, TOUSLEY SUBDIVISION; THENCE EAST ALONG THE LOT LINE 100.00 FEET TO THE WESTERLY LINE OF SAID STREET; THENCE SOUTH 14.00 FEET ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINS 32,853 SQ. FT. 0.754 ACRES ±  
CONTAINS 7 LOTS



Submitted For  
Review Only

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ THE \_\_\_\_\_ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS TO BE HEREAFTER KNOWN AS THE

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DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. IN WITNESS WHEREBY \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Salt Lake }

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER( ) OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC  
RESIDING IN SALT LAKE COUNTY

## TOUSLEY TOWNHOMES PUD

(AMENDING LOT 3, TOUSLEY SUBDIVISION)

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WEST VALLEY CITY, UTAH

RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SEE \$ \_\_\_\_\_ SALT LAKE COUNTY RECORDER